

SECTION 3.50

EEO EVERGREEN ENTERPRISE OVERLAY

3.50.010

Definition:

A zoning district to diversify allowable businesses along the Evergreen commercial corridor while maintaining existing zoning by overlaying B-2 General Business or B-3 Community Business zoning districts with one additional permitted use.

3.50.020

Permitted Use*:

1. Light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic. Examples of such uses would include but are not limited to the following:
 - A. Automobile, bus, truck, boat and equipment washing, detailing, repairing, service and storage.
 - B. Manufacture of products such as clothing; furniture; fabricated wood, glass, plastic and metal products; leather and leather goods; medical, dental and optical products and equipment; and boat building.
 - C. Processing and manufacturing of food such as baked goods, dairy products, alcoholic beverages and beverage manufacturing and bottling.
 - D. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture.
 - E. Storage and warehousing such as mini-storage, boat and vehicle storage.

*Additional land uses permitted by the EEO overlay will be subject to the Flathead County Zoning Regulations for purposes including, but not limited to, administration, interpretation, enforcement and placement. For purposes of interpreting requirements of the Flathead County Zoning Regulations that reference specific zoning districts (such as signage requirements, permitted accessory uses, etc.) the underlying B-2 or B-3 zoning district shall be used. For purposes of interpreting requirements of the Flathead County Zoning Regulations that reference specific land uses, (such as parking and loading requirements, definitions of land uses, etc.) the actual land use(s) proposed or present shall be used.

3.50.030

Bulk and Dimensional Requirements (EEO):

1. All bulk and dimensional requirements of the underlying B-2 or B-3 zoning district, per Sections 3.17 or 3.18 (respectively) of the Flathead County Zoning Regulations.